Web Version

Annual Report

for the year ending March 31, 2009

Prince Edward Island
Housing Corporation

Prince Edward Island
CANADA

Community Services
and Seniors

Annual Report

for the year ending March 31, 2009

Prince Edward Island
Housing Corporation

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Prince Edward Island
CANADA

Message from the Minister

Honourable H. Frank Lewis
Lieutenant Governor of Prince Edward Island

May It Please Your Honour:

It is my privilege to present the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ended March 31, 2009. During the reporting period Doug Currie served as Minister Responsible for the Prince Edward Island Housing Corporation.

Respectfully Submitted,

Valerie E. Docherty
Minister Responsible for the
Prince Edward Island Housing Corporation

Message from Chief Executive Officer

Valerie E. Docherty
Minister Responsible for
The Prince Edward Island Housing Corporation

Honourable Minister:

I am pleased to submit the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ending March 31, 2009. During the reporting period Sharon Cameron served as Chief Executive Officer of the Prince Edward Island Housing Corporation.

Respectfully submitted,

Carol Anne Duffy
Chief Executive Officer
Prince Edward Island Housing Corporation

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Overview

The PEI Housing Corporation (PEIHC) derives its authority from the *Housing Corporation Act of 1993*. The Housing Corporation assists in providing Islanders of low and moderate incomes with access to safe, affordable and adequate housing.

Over the years numerous studies have shown a direct relationship between the health and well-being of a population and the availability of safe affordable housing. Since the 1960's, through its social housing program, the PEIHC has worked to maintain adequate housing for low and moderate income Islanders. It is clear however the needs of Islanders are changing and the PEIHC endeavours to respond to these changes with the creation of new units and the modernization of existing units.

The PEIHC shares its responsibility in the provision of housing services with the Department of Community Services and Seniors and Family Housing Authorities. The PEIHC is responsible for the control of assets, liabilities and revenues. The Department of Community Services and Seniors is responsible for the management of family housing through nine Family Housing Authorities; direct management of seniors housing; liaison with the Government of Canada on housing issues; overseeing the administration of federal-provincial agreements and the delivery of most housing programs, including the Canada-PEI Affordable Housing Agreement.

The PEIHC works with many partners most notably the Canada Mortgage and Housing Corporation (CMHC), representing the Government of Canada. CMHC provides cost-sharing of provincial programs involving approximately 1,700 units and directly administers another 900 federally funded social housing units

The Federal/Provincial cost shared Social Housing Agreements support the rental housing needs of seniors, families and other Islanders in need of housing. As these agreements have commenced expiring, the PEIHC will be challenged to secure adequate funding to maintain and improve these facilities.

The PEIHC manages and delivers the Canada - PEI Affordable Housing Agreement, signed in 2003. The purpose of this agreement is to provide for the development of affordable housing units across the Province. This agreement provided an additional $2.75 million in funding for projects. A supplementary agreement was signed in November 2005 to primarily develop urban units and provided an additional $1.41 million.

To meet the need for low income home owner renovations, the province and the federal government jointly fund the Residential Rehabilitation Assistance Program (RRAP). This program is administered by the CMHC. The objective of the program is to assist low and moderate income homeowners and landlords who provide service to low and moderate income tenants, with critical repairs to their properties.

Other partners of the PEIHC include the many community members who serve on the Boards for the Family Housing Authorities. Seniors and other client groups, municipal representatives, non-profits, private sector developers, the construction industry, and tenants play an important partnership role in bringing affordable housing to Islanders.

Aperçu

Les pouvoirs que détient la Société de logement de l'Île-du-Prince-Édouard lui sont conférés en vertu de la *Housing Corporation Act* (1993). La Société de logement permet d'offrir aux citoyens de l'Île-du-Prince-Édouard à revenu faible ou moyen l'accès à des logements sécuritaires, abordables et adéquats.

Au fil des ans, de nombreuses études ont révélé qu'il existe un lien direct entre la santé et le bien-être d'une population et la disponibilité de logements sécuritaires à prix abordables. Depuis les années 1960, par l'entremise de son programme de logement social, la Société de logement tâche de s'assurer que des logements convenables sont mis à la disposition des Insulaires à revenu faible ou moyen. Cependant, il est évident que ces derniers éprouvent des besoins changeants et la Société de logement tente de répondre à ceux-ci par la création de nouvelles unités et la remise en état des logements existants.

La Société de logement partage la responsabilité d'assurer des services de logement avec le ministère des Services communautaires et des Aînés et les conseils locaux de logements familiaux. La Société est responsable de la gestion des éléments d'actifs et de passifs et, des revenus. Le ministère des Services communautaires et des Aînés est responsable de la gestion des logements familiaux par l'entremise de neuf conseils de logements familiaux locaux et de la gestion directe des logements pour les aînés; il entretient des relations avec le gouvernement fédéral sur les questions liées au logement et voit à la gestion des ententes conclues avec le gouvernement fédéral et à la prestation de la majorité des programmes de logement, y compris l'Entente Canada/Île-du-Prince-Édouard concernant le logement abordable.

La Société collabore avec de nombreux partenaires, surtout la Société canadienne d'hypothèques et de logement (SCHL), le représentant du gouvernement fédéral. La SCHL partage les coûts de programmes provinciaux visant environ 1 700 unités et, en outre, elle gère directement 900 unités de logement sociales financées par le gouvernement fédéral.

Les ententes conclues entre les gouvernements fédéral et provincial visant le partage des coûts relatifs aux logements sociaux contribuent à la location de logements aux aînés, aux familles et aux Insulaires qui en ont besoin. Vu l'arrivée à terme de ces ententes, la Société devra trouver le financement nécessaire pour assurer l'entretien et l'amélioration de ces installations.

La Société de logement gère l'Entente Canada/Île-du-Prince-Édouard concernant le logement abordable conclue en 2003 et voit à son application. Le but de cette entente est de financer l'établissement d'unités de logement abordables dans la province. Cette entente a contribué 2,75 millions de dollars supplémentaires pour des projets. Une entente supplémentaire a été conclue en novembre 2005 surtout pour la construction d'unités urbaines, versant un autre 1,41 million de dollars.

Pour répondre aux besoins des propriétaires à faible revenu en matière de travaux de rénovation, les gouvernements fédéral et provincial financent conjointement le Programme d'aide à la remise en état des logements (PAREL). Ce programme est géré par la SCHL. L'objectif du programme consiste à aider les propriétaires à revenu faible ou moyen et les propriétaires qui offrent des services à des locataires à revenu faible ou moyen à financer des réparations critiques pour leurs résidences.

Parmi les autres partenaires de la Société de logement, on compte un grand nombre de membres de la collectivité qui siègent aux conseils de logements familiaux. En ce qui concerne le logement abordable pour les Insulaires, la collaboration est primordiale entre les aînés et les autres groupes bénéficiaires, les représentants municipaux, les organismes sans but lucratif, les promoteurs du secteur privé, l'industrie de la construction et les locataires.

Year in Review

The demand for Seniors Housing is strong in urban areas; however, it is stable or declining in most rural areas. In the past year, 170 new tenants were placed in Seniors Housing. This represented a 14.7 per cent turnover of tenants. New applications numbered 335 and the waiting list averaged 410 persons.

The demand for Family Housing has remained steady with lengthy waiting lists in most communities particularly in the Charlottetown, Summerside and Souris areas. Applications during the year totalled 311. There was a 19 per cent turnover rate with 86 families placed. The active waiting list is 401 families. The development of family housing options in response to this need remains a priority.

In addition to operational funding, capital funding was invested to modernize and improve aging housing stock. It is anticipated this investment will continue to be required for the foreseeable future to meet the significant demands. PEIHC will continue to seek further dialogue with the Government of Canada for long term sustainable funding for social housing needs.

Bilan de l'année

Les logements pour les aînés sont en grande demande dans les centres urbains; cependant, la demande est stable ou à la baisse dans la plupart des régions rurales. Au cours de la dernière année, 170 nouveaux locataires se sont installés dans des logements pour personnes âgées. Cela représente 14,7 % du taux de roulement des locataires. Les nouvelles demandes se chiffraient à 335 et la liste d'attente compte 401 familles en moyenne.

La demande relative aux logements familiaux demeure constante; il existe de longues listes d'attente dans la majorité des collectivités, plus particulièrement dans les régions de Charlottetown, de Summerside et de Souris. Un total de 311 demandes a été présenté au cours de l'année. Le taux de roulement se chiffrait à 19 % et 86 familles se sont installées. À l'heure actuelle, la liste d'attente compte 401 familles. L'élaboration d'options en matière de logements familiaux demeure prioritaire pour répondre à ces besoins.

Outre le financement des opérations, des fonds d'immobilisation ont été investis dans la remise en état et l'amélioration du stock de logements vieillissants. Dans un avenir prévisible, on estime que des sommes supplémentaires seront investies vu le nombre considérable de demandes. Nous désirons poursuivre les pourparlers avec le gouvernement fédéral afin d'obtenir du financement durable à long terme en vue de répondre aux besoins en matière de logements sociaux.

Programs and Services

Seniors Housing

Seniors housing units are located in communities across the province and provide apartment style, self-contained rental units to low and moderate income seniors who are unable to meet their housing needs independently. Rent for seniors housing is 25 per cent of seniors' income.

The proportion of seniors in the population is expected to increase dramatically over the next 20 years. Statistical studies show this population increase will translate into increased demand for subsidized seniors housing.

Garden Suites

Another form of subsidized housing for seniors are garden suites. These are one bedroom units placed on the property of a host family. When no longer required by the tenant, suites are moved to another site.

There are six garden suites in the PEIHC housing portfolio.

Family Housing

This program provides subsidized housing to low and moderate income families who are unable to obtain adequate and affordable accommodations in the private market. The units, with rents based on 25 per cent of income, are situated in communities across the province.

Of increasing concern is the consistently high number of families waiting for units in comparison to the number of units available and the low turnover rates in the Charlottetown and Summerside areas.

Rent Supplement

This program utilizes private market housing to provide accommodations for families selected from the family housing waiting lists. Rents are made affordable for the families via rent subsidies. There are 18 rent subsidies provided with 12 in Charlottetown and six in Summerside.

Rural and Native Housing

This program provides rent-to-income housing for low and moderate income families. There are eight units across the province.

Rural Community Housing

This program provides 11 affordable rental housing units in small rural communities.

Federal Provincial Agreements

On May 23, 2003, the Canada-PEI Affordable Housing Agreement was signed. Funding under this agreement is used to create new, additional, affordable housing units for low to moderate income Islanders through rental, conversion and home ownership initiatives.

The program is administered by the Department of Community Services and Seniors and the PEIHC. Affordable housing projects are selected based on provincial priorities that include housing for families, persons with disabilities and persons with special needs. The PEIHC has partnered with Habitat for Humanity to deliver the home ownership component.

Maximum funding under both phases of the agreement is $4.16 million to be matched by the PEIHC, municipalities and other partners. Housing units supported by the Canada-P.E.I. Affordable Housing Agreement must be affordable for ten years.

Fourteen contracts have been finalized since the program began, creating 125 housing units with a total investment from the Affordable Housing Agreement and community and private partners of $6.852 million.

Residential Rehabilitation Assistance Program

This program provides for major renovations, emergency repairs and home adaptations for low income home owners and major renovations for landlords renting to low income tenants. Property owners receive a fully forgivable loan provided they keep the home for five years after the repairs or improvements have been made. This is a federal/provincial cost shared (75/25) program administered by CMHC.

- Homeowner RRAP - Provides assistance to low income homeowners to bring their property up to minimum health and safety standards.

- RRAP For Disabled Persons - Provides assistance to households occupied by persons with disabilities who require special modifications to improve accessibility to their residence.

- Rental/Rooming House RRAP - Provides support for rehabilitation to private rentals or rooming houses for low income Islanders in core need of housing.

- Emergency Repair Program (ERP) - Provides assistance to homeowners in rural and remote areas to undertake emergency repairs required for the continued safe occupancy of their residence.

- Home Adaptation For Seniors Independence (HASI) - Assists low-income Canadians, aged 65 or older, whose difficulties in daily living can be addressed through adaptations to their homes.

- Shelter Enhancement (SE) - Provides assistance to repair existing and create new shelters and second stage housing for women, children and youth who are victims of family violence both on and off First Nations Reserves.

- RRAP Conversion - Provides assistance to convert existing commercial or buildings not used for housing, into housing units.

- Secondary Suites - Provides financial assistance for the creation of Secondary or Garden Suites for a low-income senior or an adult with a disability - making it possible for them to live independently in their community, close to family and friends. A secondary suite is a self contained separate unit within an existing home or an addition to a home. This means there are full kitchen and bath facilities as well as a separate entrance. A garden suite is a separate living unit that is not attached to the principal residence, but is located on the same property.

Appendix "A"

Program Activity and Information

Seniors Housing Program

Program Performance:

Current Measures

- Number of units
- Number of placements
- Number of new applications
- Number of seniors on waiting lists
- Turnover rates

Some Results:

Seniors Housing

FISCAL YEAR	2005-2006	2006-2007	2007-2008	2008-2009
Units	1,158	1,158	1,157	1,157
Placements	180	154	156	170
New Applications	267	198	290	335
Waiting List	186	195	339	410
Turnover Rates	15.5%	13.3%	13.5%	14.7%

Seniors Housing Units

West Prince		**Kings (Southern)**	
Alberton	16	Belfast	6
O'Leary	24	Cardigan	3
St. Louis	4	Georgetown	16
Tignish	14	Montague	91
Total	**58**	Murray Harbour	6
East Prince		Murray River	6
Abrams Village	5	Vernon River	5
Bedeque	6	Garden Suite - Georgetown	1
Borden	22	**Total**	**134**
Kensington	50	**Kings (Eastern)**	
Kinkora	11	Morell	12
Miscouche	17	Rollo Bay	14
Mont Carmel	6	Souris	81
Summerside	152	St. Charles	4
Tyne Valley	11	St. Peters	9
Wellington	22	Garden Suite - Morell East	1
Wilmot	6	Garden Suite - Rollo Bay	1
Garden Suite - Mt. Carmel	1	Garden Suite - Fortune	1
Total	**309**		**123**
Queens			
Charlottetown	471	**Total Seniors Units**	**1157**
Cornwall	14		
Crapaud	13		
Hunter River	14		
Mt. Stewart	6		
North Rustico	6		
South Rustico	4		
Tracadie Cross	4		
Garden Suite - Lake Verde	1		
Total	**533**		

Family Housing Program

Program Performance:

Current Measures

- Number of units
- Number of placements
- Number of new applications
- Number of families on waiting lists
- Turnover rates

Some Results:

Family Housing

FISCAL YEAR	2005-2006	2006-2007	2007-2008	2008-2009
Units	476	476	476	463
Placements	97	105	86	86
New Applications	374	268	284	311
Waiting List	378	333	382	401
Turnover Rate	20.3%	22.0%	18%	19%

Family Housing Boards and Number of Units Administered

Alberton	22	O'Leary	23
Charlottetown Area	172	Souris	36
Georgetown	27	Summerside	99
Montague	62	Tignish	16
Mt. Stewart	6	**Total**	**459***

*** An additional four units of Family Housing located in Crapaud are administered by staff of Community Services and Seniors.**

Residential Rehabilitation Assistance Program

	Number of Loans
Home Owner	45
Persons with Disabilities	17
Rental/Rooming House	11
Emergency Repair Program	17
Home Adaptation for Seniors Independence	7
Shelter Enhancement	2
RRAP Conversion	0
Secondary Suites	2
Total	**101**

Financial Statements

AUDITOR GENERAL

CHARLOTTETOWN

PRINCE EDWARD ISLAND

PRINCE EDWARD ISLAND

HOUSING CORPORATION

FINANCIAL STATEMENTS

MARCH 31, 2009

AUDITOR GENERAL

CHARLOTTETOWN
PRINCE EDWARD ISLAND

AUDITOR'S REPORT

Hon. Doug W. Currie
Minister of Social Services and Seniors
Province of Prince Edward Island

I have audited the balance sheet of the Prince Edward Island Housing Corporation as at March 31, 2009 and the statements of operations and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

During the year, the Corporation capitalized $621,000 (2008 - $652,200) in maintenance expenses. Prior to 2008 similar expenses were not capitalized and the Corporation has not retrospectively adjusted the prior years balances for this change in accounting policy. Canadian generally accepted accounting principles recommend that the cost incurred in the maintenance of the service potential of an item of property, plant and equipment is a repair, not a betterment and as such should not be capitalized. If these expenses had not been capitalized, Federal-Provincial projects would have been decreased by $291,800 (2008 - $190,500), Rental Housing projects would have been decreased by $788,900 (2008 - $396,500), contributed surplus would have been decreased by $1,080,700 (2008 - $587,000), amortization of contributed surplus would have been decreased by $192,500 (2008 - $65,200) and amortization expense would have been decreased by $192,500 (2008 - $65,200). Also, Canadian generally accepted accounting principles require a change in accounting policy be applied retrospectively. In addition, the unamortized cost of the components being replaced have not been expensed.

In my opinion, except for the effects of capitalizing maintenance expenses and not applying this change retrospectively as described in the preceding paragraph, these financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2009 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Colin Younker, CA
Auditor General

Charlottetown, Prince Edward Island
June 29, 2009

STATEMENT 1

PRINCE EDWARD ISLAND HOUSING CORPORATION

BALANCE SHEET

AS AT MARCH 31, 2009

	2009	2008
ASSETS		
Current assets		
Cash	$ 515,800	$ 602,300
Accounts receivable - note 2	3,491,200	4,072,200
	4,007,000	4,674,500
Mortgages receivable	7,300	22,000
Investment in properties		
Agreements of sale - note 3	21,400	18,500
Land for resale or development - note 4	218,200	218,200
Federal-Provincial projects - note 5	2,686,900	2,737,900
Rental housing projects - note 6	23,260,600	24,058,900
	26,187,100	27,033,500
TOTAL ASSETS	$30,201,400	$31,730,000
LIABILITIES AND EQUITY		
Current liabilities		
Accounts payable and accruals - note 7	$ 744,400	$ 492,500
Current portion of long-term debt - note 10	2,094,400	2,122,300
	2,838,800	2,614,800
Long-term liabilities		
CMHC - note 8	23,897,600	25,374,500
Province of PEI - note 9	1,563,400	2,205,300
	25,461,000	27,579,800
Equity		
Contributed surplus - Province of PEI - note 11	1,901,600	1,535,400
TOTAL LIABILITIES AND EQUITY	$30,201,400	$31,730,000

(The accompanying notes are an integral part of these financial statements.)

SIGNED ON BEHALF OF THE CORPORATION:

MINISTER

STATEMENT 2

PRINCE EDWARD ISLAND HOUSING CORPORATION

STATEMENT OF OPERATIONS

FOR THE YEAR ENDED MARCH 31, 2009

	2009	2008
Revenue		
Appropriations from the Province of PEI	$3,963,800	$4,603,700
Gain on disposal of property	2,000	8,700
Amortization of contributed surplus - note 11	254,800	192,700
CMHC-Affordable Housing Program	-	622,500
	4,220,600	5,427,600
Expenses		
Amortization	1,470,300	1,452,300
Interest	1,395,400	1,632,000
Property taxes	1,038,700	1,360,700
Grants issued	306,100	360,100
Professional services	10,100	-
Affordable Housing Program	-	622,500
	4,220,600	5,427,600
Net income	$ -	$ -

(The accompanying notes are an integral part of these financial statements.)

STATEMENT 3

PRINCE EDWARD ISLAND HOUSING CORPORATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2009

	2009	2008
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	$ -	$ -
Amounts charged against income not requiring an outlay of cash:		
Amortization of investment in properties	1,470,300	1,452,300
Amortization of contributed surplus - note 11	(254,800)	(192,700)
Gain on disposal of property	(2,000)	(8,700)
	1,213,500	1,250,900
Changes in non-cash working capital:		
Decrease in accounts receivable	581,000	1,240,600
Increase (decrease) in accounts payable	251,900	(86,000)
	2,046,400	2,405,500
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease in mortgages receivable	14,700	9,800
(Increase) decrease in agreements of sale	(2,900)	2,100
Decrease in land for resale or development	-	8,800
Proceeds from property transactions	2,000	19,000
(Increase) in capital renovations	(621,000)	(652,200)
	(607,200)	(612,500)
CASH FLOW FROM FINANCING ACTIVITIES		
Cash payments to reduce long-term debt obligations	(2,146,700)	(2,052,100)
Increase in contributed surplus - capital renovations	621,000	652,200
	(1,525,700)	(1,399,900)
(Decrease) Increase	(86,500)	393,100
Cash, beginning of year	602,300	209,200
Cash, end of year	$ 515,800	$ 602,300
Supplementary disclosure		
Interest paid	$1,490,000	$1,733,100

(The accompanying notes are an integral part of these financial statements.)

PRINCE EDWARD ISLAND HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009

1. Summary of Significant Accounting Policies

The financial statements of the Housing Corporation have been prepared in accordance with Canadian generally accepted accounting principles. The following is a summary of significant accounting policies used in the preparation of these financial statements.

Income and Expenses
Revenues and expenses are recorded using the accrual basis of accounting.

Amortization
Investments in Federal-Provincial and Rental Housing projects are owned by the Housing Corporation and are recorded at the Housing Corporation's cost less accumulated amortization. Amortization is calculated on a straight-line basis over the estimated useful life of the project. The projects have estimated useful lives of 40 years.

Capital Renovations
Capital renovations are amortized on a straight-line basis over 10 years.

Provincial Appropriations
The appropriations from the Province of PEI represent amounts provided for program expenditures incurred directly by the Housing Corporation and do not relate to expenditures on housing activities administered by the Department of Social Services and Seniors. Separate appropriations are provided for these departmental programs that are reported in the Province's Public Accounts. The various revenues earned on Housing Corporation activities are also reported in the Public Accounts.

Financial Instruments
Financial instruments are comprised of cash, accounts receivable, mortgages receivable, agreements of sale, accounts payable and accruals and long-term debt. Due to their nature, all the financial instruments except long-term debt, are considered to be carried at amounts which approximate their fair value. Long-term debt is recorded at amortized cost.

Financial Risk Management Objectives and Policies
The Housing Corporation's risk management policies are part of the overall management of the entity's operations. Management's direct involvement in day-to-day operations identifies risks and variations from expectations leading to changes in risk management activities, requirements and actions. Management has not entered into hedging transactions to manage risk. As part of the overall management of the entity's operations management considers avoidance of undue concentrations of risk, and employs appropriate investment and credit management policies to manage the Housing Corporation's exposure.

PRINCE EDWARD ISLAND HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
MARCH 31, 2009

2. Accounts receivable consist of the following:

	2009	2008
Province of PEI	$ -	$ 851,600
Canada Mortgage and Housing Corporation	2,696,000	2,447,200
General	849,300	825,300
	3,545,300	4,124,100
Less: allowance for doubtful accounts	54,100	51,900
	$3,491,200	$4,072,200

3. Investments in properties under agreements of sale are recorded at cost less tenants' equity.

	2009	2008
Cost	$ 47,100	$47,100
Tenants' equity	(25,700)	(28,600)
	$ 21,400	$18,500

4. Investments in land for resale or development consist of the following:

	2009	2008
Hillsborough Development		
Developed - at cost	$ 27,000	$ 27,000
Undeveloped - at 1986 appraised values	110,500	110,500
Other undeveloped land	80,700	80,700
	$218,200	$218,200

5. Federal-Provincial Projects

	2009	2008
Family Housing	$2,158,000	$2,158,000
Senior Citizens Housing	3,724,900	3,724,900
Rural Community Housing	148,000	148,000
Rural and Native Housing	60,500	60,500
Capital renovations	347,700	211,700
Land	309,100	309,100
	6,748,200	6,612,200
Less: accumulated amortization	4,061,300	3,874,300
	$2,686,900	$2,737,900

6. Rental Housing Projects

	2009	2008
Family Housing	$10,586,400	$10,586,400
Senior Citizens Housing	18,304,900	18,304,900
Homes for Special Care	20,963,000	20,963,000
Social Housing	17,600	17,600
Capital renovations	925,500	440,500
Land	2,254,200	2,254,200
	53,051,600	52,566,600
Less: accumulated amortization	29,791,000	28,507,700
	$23,260,600	$24,058,900

7. Accounts payable and accruals consist of the following:

	2009	2008
Accrued interest	$318,500	$413,100
Province of PEI	370,200	-
General	55,700	79,400
	$744,400	$492,500

8. Long-term liabilities payable to the Canada Mortgage and Housing Corporation consist of the following:

	2009	2008
Mortgages payable	$21,998,000	$23,230,500
Debentures payable	3,353,400	3,474,400
	25,351,400	26,704,900
Less: current portion	1,453,800	1,330,400
	$23,897,600	$25,374,500

The above amounts include 74 individual balances with interest rates from 2.86% to 11.00% and maturity dates ranging from 2014 to 2029.

9. Long-term liabilities payable to the Province of PEI consist of the following:

	2009	2008
Debentures payable	$2,204,000	$2,997,200
Less: current portion	640,600	791,900
	$1,563,400	$2,205,300

The above amounts include 15 individual balances with interest rates from 8.86% to 12.00% and maturity dates ranging from 2009 to 2024. Included in interest expense is $247,011 (2008 - $333,462) relating to the Province of PEI.

10. Principal portion of long-term debt repayments over the next five years are as follows:

2009/10	$2,094,400
2010/11	2,014,500
2011/12	1,835,000
2012/13	1,473,000
2013/14	1,496,700

11. Contributed surplus provided by the Province of PEI for the investment in properties consists of the following:

	2009	2008
Contributed surplus, beginning of year	$1,535,400	$1,075,900
Add: Capital renovations	621,000	652,200
	$2,156,400	$1,728,100
Deductions for amortization of deferred credits:		
Senior Citizens Housing	72,000	72,000
Family Housing	31,100	31,100
Manors	24,400	24,400
Capital renovations	127,300	65,200
	254,800	192,700
Contributed surplus, end of year	$1,901,600	$1,535,400

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